

# SmartFix Home Loan



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SmartFix puts you in control. Enjoy peace of mind knowing your repayments won't change over the fixed period. This fully featured home loan offers 100% offset, free redraw, additional repayments without penalty up to \$20,000 per annum, and a choice of Principal and Interest or Interest Only repayments.

## Product overview

<b>Loan purpose</b>	<ul style="list-style-type: none"><li>• <b>For the purchase or refinance of an owner occupied or investment property</b></li><li>• <b>A home equity loan for investment or personal purposes</b></li><li>• <b>Debt consolidation</b></li><li>• <b>Go-between bridging finance</b></li><li>• <b>Construction and vacant land</b></li></ul> <p>(Not available for inner-city apartments)</p>
<b>Eligibility</b>	<b>For individual or joint borrowers</b> <p>(Not available for companies, trusts, family pledge, self-employed less than 2 years, overseas or non-permanent Australian resident applicants)</p>

## Key benefits

<b>Interest rate</b>	<b>Fixed interest rates of 1-5 year terms for owner occupied and investment purposes available</b>
<b>Repayment type</b>	<b>Choose between Principal and Interest and Interest Only repayments</b> <p>Interest Only is available for up to 5 years for Owner Occupied and Investment.</p>
<b>100% offset account</b>	<b>100% offset account - a much sought after feature with a fixed rate product. No maximum deposit to offset balance.</b> <p>(If the balance of your offset account is higher than the balance of your loan account, credit interest will not be paid)</p>
<b>Voluntary repayments</b>	<b>Early or additional repayments of up to \$20,000 p.a. can be made without penalty</b>
<b>Redraw</b>	<b>FREE redraw</b> <p>Online - minimum \$1 redraw amount Phone - minimum \$1 redraw amount</p> <b>Manual Redraw</b> <p>\$50 per manual withdrawal request, minimum \$1 redraw amount</p>

Product specifics	
Loan terms	5-30 year terms
Loan amounts	<ul style="list-style-type: none"> <li>Minimum \$10,000</li> <li>Maximum varies according to LMI provider</li> </ul>
Number of securities	Maximum 3 securities
Number of mortgages	No second mortgages
Interest calculated	Interest is calculated daily on the net closing balance of the loan (i.e. that is the amount owed less the offset balance) and is charged monthly
Fees	<ul style="list-style-type: none"> <li>Standard application fee \$375</li> <li>Settlement fee \$120</li> <li>Administration fee \$15 monthly</li> </ul> <p>(Additional fees are payable if you have more than one security, require guarantor support, construction or taking a Go-Between bridging finance option)</p>
Loan to value ratio (LVR)	<ul style="list-style-type: none"> <li>Up to 95%* Owner Occupied - Principal and Interest</li> <li>Up to 80%* Owner Occupied - Interest Only</li> <li>Up to 90%* Investment - Principal and Interest (plus capitalised LMI)</li> <li>Up to 80%* Investment - Interest Only</li> </ul> <p>*LVRs are subject to LMI approval, location and loan purpose</p>

Other features	
Statements	Monthly
Repayment frequency	<ul style="list-style-type: none"> <li>Weekly, fortnightly or monthly (Principal and Interest)</li> <li>Monthly (Interest Only)</li> </ul> <p>(Payments automatically debited from offset balance)</p>
Split loans	<p>Available. Split your loan into more than one portion.</p> <p>(Additional \$100 loan application fee applies per split)</p>
Credit increases	Not available whilst on fixed rate
Rate conversion	FREE to re-fix or convert to a SmartFit variable rate loan after the fixed period
Transaction fees	<p>Transact on your offset balance for FREE with any of the following transaction types</p> <ul style="list-style-type: none"> <li>EFTPOS transactions</li> <li>Bendigo Bank ATM<sup>3</sup> withdrawals</li> <li>Bendigo Bank ATM transfers</li> <li>Bank@Post withdrawals<sup>2</sup></li> <li>Cash or Cheque deposits</li> <li>Internal standing orders</li> <li>Online/Telephone banking transfers</li> <li>BPAY<sup>® 1</sup></li> <li>Anypay payments</li> <li>Direct debits</li> <li>Over the counter withdrawals and transfers</li> </ul> <p>Other fees apply</p> <p>1 <sup>®</sup> Registered to BPAY Pty Ltd ABN 69 079 137 518</p> <p>2 Bank@PostTM and its device are trade marks (registered or otherwise) of the Australian Postal Corporation. All rights reserved</p> <p>3 Bendigo Bank ATM or an ATM that forms a part of a Bendigo Bank shared ATM network</p>

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